



FOUNDRY  
COMMERCIAL

ORLANDO, FL

# GATEWAY CENTER

1000 LEGION PLACE

±1,857 - 3,108 RSF AVAILABLE FOR LEASE



## CLASS-A DEVELOPMENT

Gateway Center has the best in/out access in all of Orlando's Central Business District and excellent visibility on I-4. In addition, Gateway Center has won the 2018 - 2019 TOBY Outstanding Building of the Year Award and the TOBY 360 Award.

| SUITE                  | RSF   |
|------------------------|-------|
| 725                    | 1,857 |
| 15 <sup>th</sup> Floor | 3,108 |

## PROPERTY FEATURES

- Elegant lobby with granite finishes
- Panoramic lake views (surrounded by 4 lakes)
- Garage parking with a ratio of 3.5/1,000 RSF
- Free fitness center and locker rooms
- On-site deli
- On-site security officer
- Adjacent Double Tree Hotel
- Storage space available
- On-site property management

An investment by **FCA**  
PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT:

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EASY ACCESS FROM I-4

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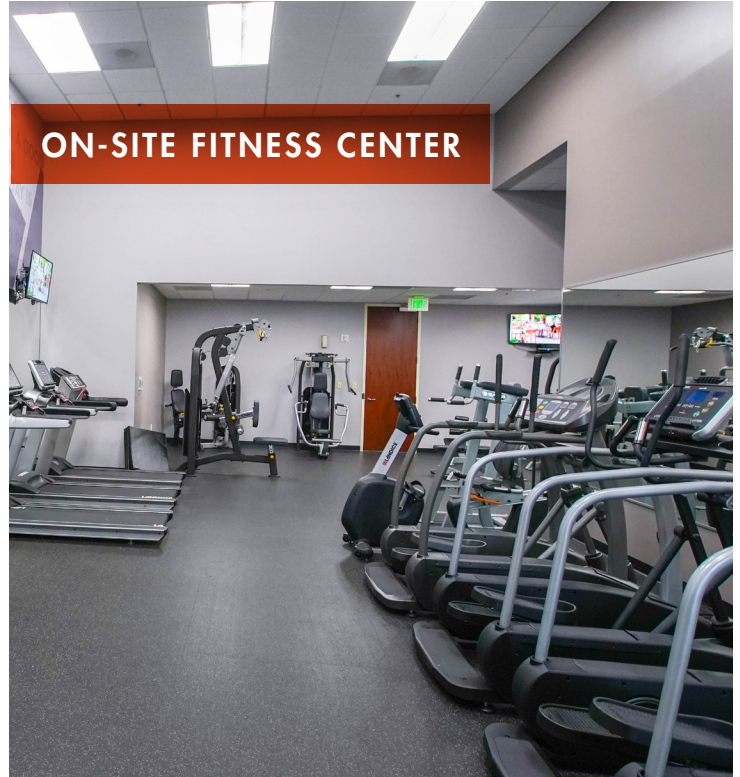
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RENOVATED LOCKER ROOMS



ON-SITE FITNESS CENTER

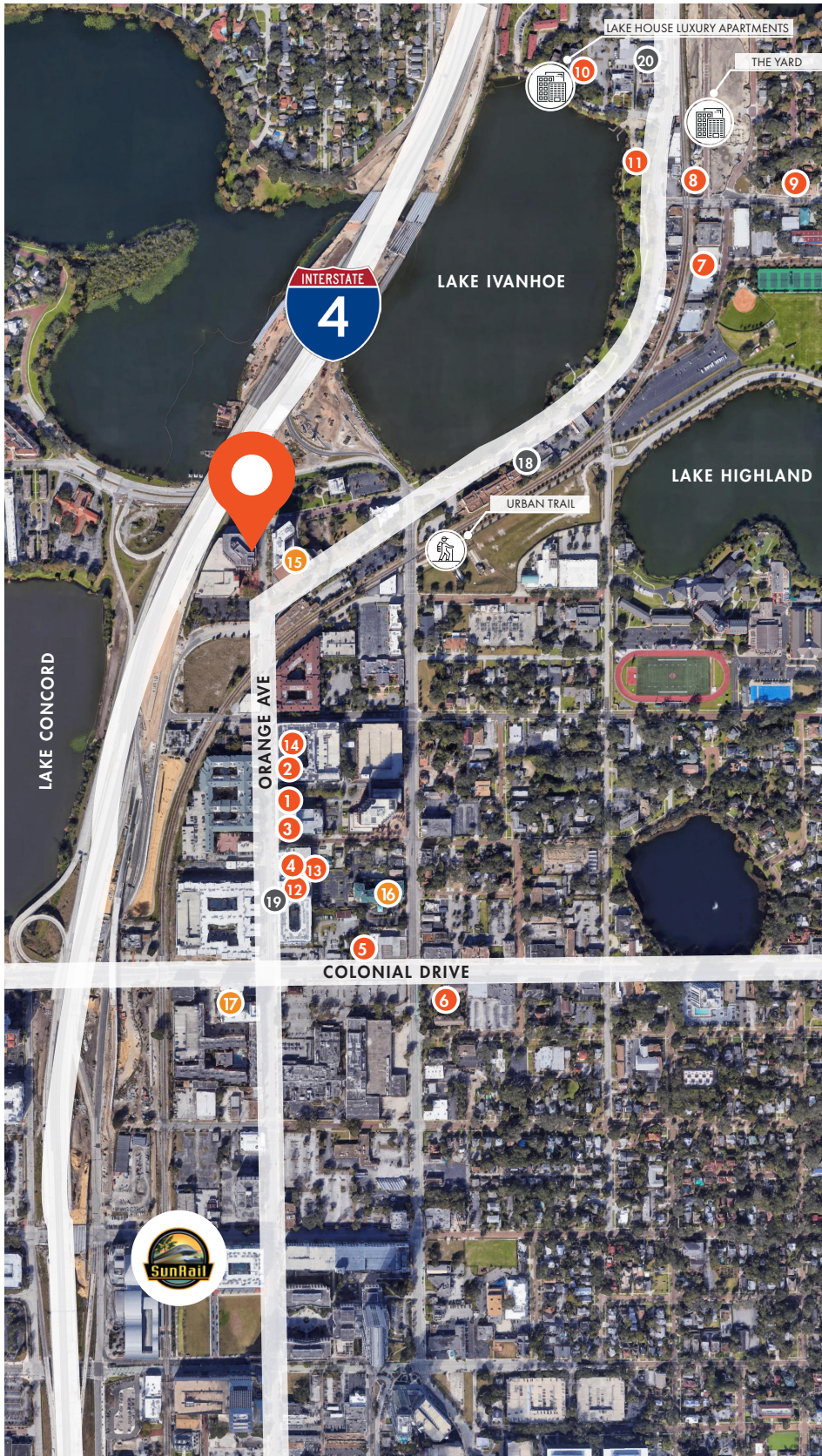


COMMON AREA RENOVATIONS

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## LOCATION

Gateway Center is a premium 17-story office building with I-4 visibility located at the intersection of Ivanhoe Boulevard and I-4 in Downtown Orlando.

## RESTAURANTS

- 1 Reyes Mezcaleria
- 2 Talay
- 3 Shin Japanese Cuisine
- 4 Gravity Taproom
- 5 The Tavern Bar & Tacos
- 6 Maki Hibachi
- 7 Ivanhoe Park Brewing Company
- 8 Gnarly Barley
- 9 Hideaway Bar
- 10 The Pinery
- 11 Russell's on Lake Ivanhoe
- 12 Sparrow Wine Bar
- 13 Natsu Omakase
- 14 Beignets & Brew

## HOTELS

- 15 DoubleTree by Hilton
- 16 Courtyard by Marriott
- 17 Residence Inn by Marriott Orlando

## RETAIL

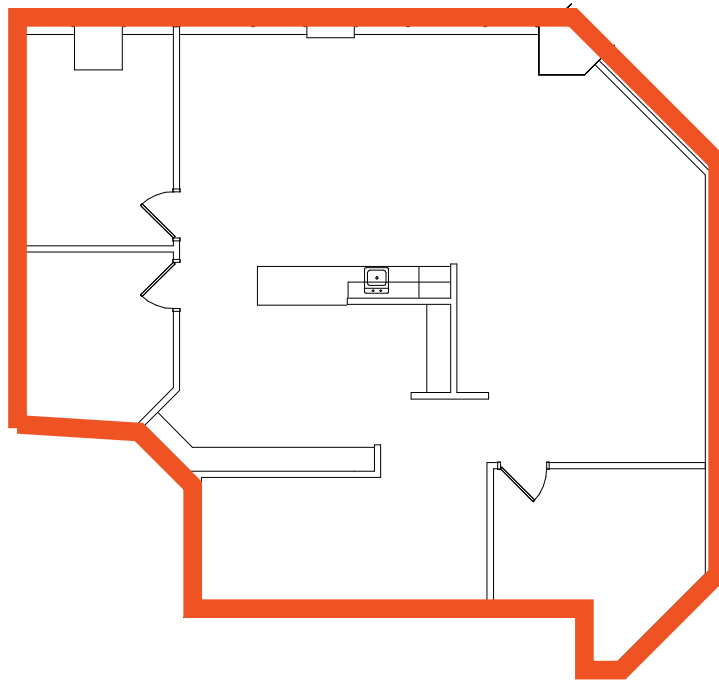
- 18 Oxford Eyes
- 19 F45 Downtown Orlando
- 20 Dora Mae

## 7<sup>TH</sup> FLOOR

SUITE 725

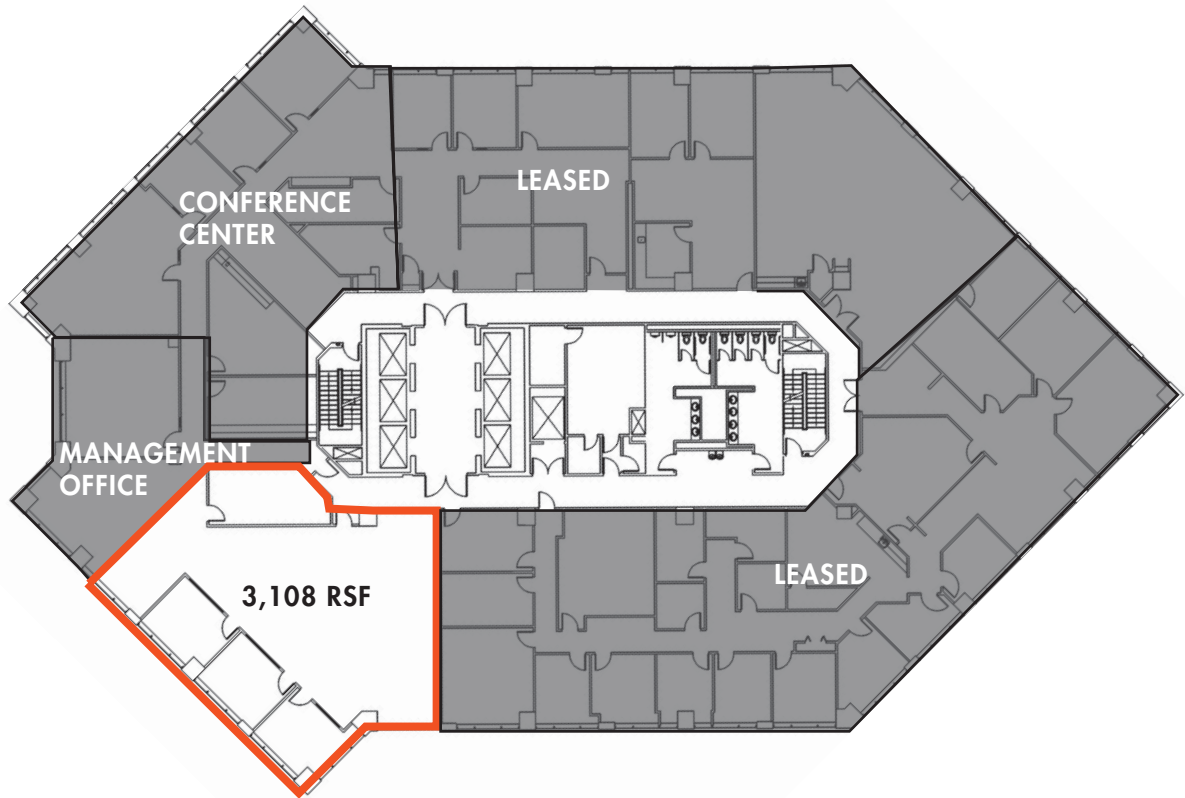
1,857 SF AVAILABLE

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# 15<sup>TH</sup> FLOOR

3,108 RSF AVAILABLE



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